

157.0

0009

0005.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

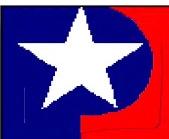
701,600 / 701,600

USE VALUE:

701,600 / 701,600

ASSESSED:

701,600 / 701,600


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
242		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HURD JOHN V & CHRISTINE M

Owner 2:

Owner 3:

Street 1: 242 HILLSIDE AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: EPHESUS LLC -

Owner 2: -

Street 1: 242 HILLSIDE AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .084 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1938, having primarily Wood Shingle Exterior and 1842 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3640	Sq. Ft.	Site			0	70.	1.45	7									370,441						370,400	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		3640.000	331,200		370,400	701,600			105166
							GIS Ref		
							GIS Ref		
							Insp Date		
							06/12/14		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	331,200	0	3,640.	370,400	701,600		Year end	12/23/2021
2021	101	FV	321,000	0	3,640.	370,400	691,400		Year End Roll	12/10/2020
2020	101	FV	321,000	0	3,640.	370,400	691,400	691,400	Year End Roll	12/18/2019
2019	101	FV	205,100	0	3,640.	370,400	575,500	575,500	Year End Roll	1/3/2019
2018	101	FV	205,100	0	3,640.	312,200	517,300	517,300	Year End Roll	12/20/2017
2017	101	FV	205,100	0	3,640.	285,800	490,900	490,900	Year End Roll	1/3/2017
2016	101	FV	205,100	0	3,640.	243,400	448,500	448,500	Year End	1/4/2016
2015	101	FV	192,100	0	3,640.	211,700	403,800	403,800	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EPHESUS LLC,	63275-123		2/14/2014	Change>Sale	445,000	No	No		
BLODGETT BARBAR	62968-131		11/22/2013	Change>Sale	310,000	No	No		
BLODGETT VERNON	14743-29		9/26/2001	Family	79,900	No	No	Y	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
12/12/2018	1872	Heat App	5,500	C					10/30/2019	Left Notice	DGM	D Mann											
11/6/2018	1647	Addition	34,000	O				add 2nd level	10/30/2019	Permit Visit	DGM	D Mann											
1/27/2017	88	Redo Bas	1,250	C					6/12/2014	Meas/Inspect	PC	PHIL C											
4/4/2014	309	Renovate	36,000						3/12/2014	Info Fm Prmt	EMK	Elen K											
2/18/2014	118	Manual	2,500	O					10/17/2008	Meas/Inspect	355	PATRIOT											
									12/3/1999	Meas/Inspect	268	PATRIOT											
									7/20/1993		EK												

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 6 - Colonial				Full Bath: 1 Rating: Good	A Bath:							SFL 8	SFL								
Sty Ht: 2 - 2 Story												EFP 15	FFL	BMT							
(Liv) Units: 1 Total: 1				3/4 Bath:											15						
Foundation: 1 - Concrete				A 3QBth:											30						
Frame: 1 - Wood				1/2 Bath:																	
Prime Wall: 1 - Wood Shingle				A HBth:																	
Sec Wall:		%		OthrFix:																	
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID													
Roof Cover: 1 - Asphalt Shgl				Kits: 1 Rating: Good				1st Res Grid	Desc: Line 1	# Units 1											
Color: BLUE				A Kits:				Level	FY LR DR D K FR RR BR FB HB L O												
View / Desir:				Fpl: 1 Rating: Good				Other													
GENERAL INFORMATION				WSFlue:				Upper													
Grade: C - Average				CONDOS INFORMATION				Lvl 2													
Year Blt: 1938	Eff Yr Blt:			Location:				Lvl 1													
Alt LUC:		Alt %:		Total Units:				Lower													
Jurisdct: G20		Fact: .		Floor:				Totals	RMs: 6	BRs: 2	Baths: 1	HB									
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION																	
Avg Ht/FL: STD				Phys Cond: GD - Good	18.	%															
Prim Int Wal 2 - Plaster				Functional:		%															
Sec Int Wall:		%		Economic:		%															
Partition: T - Typical				Special:		%															
Prim Floors: 3 - Hardwood				Override:		%															
Sec Floors: 4 - Carpet	50%			Total:	18.6	%															
Bsmnt Flr: 12 - Concrete				CALC SUMMARY																	
Subfloor:				Basic \$ / SQ:	130.00																
Bsmnt Gar: 1				Size Adj.: 1.22003245																	
Electric: 3 - Typical				Const Adj.: 0.98500049																	
Insulation: 2 - Typical				Adj \$ / SQ: 156.225																	
Int vs Ext: S				Other Features: 72897																	
Heat Fuel: 2 - Gas				Grade Factor: 1.00																	
Heat Type: 5 - Steam				NBHD Inf: 1.00000000																	
# Heat Sys: 1				NBHD Mod:																	
% Heated: 100		% AC: 100		LUC Factor: 1.00																	
Solar HW: NO		Central Vac: NO		Adj Total: 406916																	
% Com Wal		% Sprinkled		Depreciation: 75686																	
				Depreciated Total: 331230																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 157.0-0009-0005.A										IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N Total Yard Items: Total Special Features: Total:																					